

**IVINS CITY
PLANNING COMMISSION
MINUTES
September 15, 2015
435-628-0606**

1) WELCOME AND CALL TO ORDER

A. Acknowledgement of Quorum

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 6:00 p.m. All present included Commissioner Adel Murphy, Commissioner Bryan Pack, and Chairman Jeff Loris. Commissioner Lance Anderson and Commissioner Mike Scott were excused. Staff Attending: Kevin Rudd-Zoning Administrator, Sharon Allen-Deputy City Recorder. Audience Attending: Claudette Larsen, Judith Kapuscinski, Dave Lynn.

B. Flag Salute-Commissioner Bryan Pack

C. Invocation-Chairman Jeff Loris

D. Disclosures-None

2) REPORTS AND PRESENTATIONS-- None

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on a proposed amended final plat for Padre Canyon Estates Unit 1 Phase 3, located at approximately Posado Court. Dee Wilson-Owner. Eric McFadden-Applicant.

Kevin Rudd stated that the applicants have taken lots 3 and 4 and combined them into a larger lot. They created an easement for the drainage as well. TRC and the City engineer have reviewed this and the final plat amendment is recommended for approval. **Chairman Jeff Loris** opened the Public Hearing. Hearing no comments, **Chairman Jeff Loris** closed the Public Hearing.

B. Discuss and consider approval of proposed amended final plat for Padre Canyon Estates Unit 1 Phase 3, located at approximately Posado Court. Dee Wilson-Owner. Eric McFadden- Applicant.

Commissioner Bryan Pack and **Commissioner Adel Murphy** stated they have no concerns.

MOTION: Commissioner Adel Murphy moved to approve the proposed amended final plat for Padre Canyon Estates Unit 1 Phase 3, located at approximately Posado Court. Dee Wilson-Owner. Eric McFadden- Applicant.

SECOND: Commissioner Bryan Pack

VOTE: The motion carried.

Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Chairman Jeff Loris	AYE
Commissioner Lance Anderson	ABSENT
Commissioner Mike Scott	ABSENT

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of a proposed final plat for Taviawk IX-K. Kayenta Development Inc-Owner. Lance Anderson-Applicant.

Kevin Rudd stated that when the Preliminary Plan was created there was a no-build zone made to keep homes away from the edge of the wash. TRC has reviewed this and recommends approval. **Chairman Jeff Loris** inquired about the 30 ft offset from the back and if that was from the property line or from the no-build zone? **Kevin Rudd** stated it would be from the rear property line, but the no-build zone is greater than 30 feet. It is the more restrictive of the two. **Chairman Jeff Loris** inquired because of the way the lot is situated, if there is only one back lot line that is 30 feet or are there two back lot lines? **Kevin Rudd** stated that the one lot line would be defined as a side yard. Kayenta Taviawk HOA may look at it differently than us. Staff's interpretation is the most restrictive as the rear property line.

MOTION: Commissioner Bryan Pack moved to approve the proposed final plat for Taviawk IX-K. Kayenta Development Inc-Owner. Lance Anderson-Applicant.

SECOND: Commissioner Adel Murphy

VOTE: The motion carried.

Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Chairman Jeff Loris	AYE
Commissioner Lance Anderson	ABSENT
Commissioner Mike Scott	ABSENT

B. Discuss and consider approval of a proposed final plat for Taviawk IX-L. Kayenta Development Inc-Owner. Lance Anderson-Applicant.

Kevin Rudd stated that this is a single lot that TRC has reviewed and recommends approval.

MOTION: Commissioner Adel Murphy moved to approve the proposed final plat for Taviawk IX-L. Kayenta Development Inc-Owner. Lance Anderson-Applicant.

SECOND: Commissioner Bryan Pack

VOTE: The motion carried.

Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Chairman Jeff Loris	AYE
Commissioner Lance Anderson	ABSENT
Commissioner Mike Scott	ABSENT

C. Discuss and consider recommendation for the implementation of the Arts Master Plan.

Chairman Jeff Loris stated that Judith Kapuscinski presented and she did a great job. **Commissioner Bryan Pack** stated that he has no concerns. **Commissioner Adel Murphy** thought it was very well-done. There will be a Public Hearing on October 13th.

D. Discuss and Review Zoning Ordinance Text.

Kevin Rudd stated that the casita ordinance is one example that we can direct for staff to review. There is also an extra level of approval with the TRC. All the department heads and Dale Coulam are present at those meetings. Class II permits Cody Mitchell and Kevin Rudd can look at themselves. Also casitas that are built with a new home. Why bring it to the Planning Commission and have a Public Hearing on an existing home? He suggested also looking at some other uses in the chart and see what else they could revise. **Commissioner Bryan Pack** inquired about final plats. **Kevin Rudd** stated that is by statute, and the reason it still comes forward to the Planning Commission. It is just whether you want an extra level of scrutiny. **Commissioner**

Adel Murphy inquired if it complies with the ordinance what can the neighbors really do about it? There is an additional expense to the applicant and to the City and it is redundant. **Kevin Rudd** stated that he will make his comments and we will go forward on the zoning ordinance next meeting. It is Title 16 of the City Code if the Planning Commission would like to research it as well.

E. Discuss and consider approval of the Ivins City Planning Commission minutes for September 1, 2015.

MOTION: Commissioner Bryan Pack moved to approve the Ivins City Planning Commission minutes for September 1, 2015.

SECOND: Commissioner Adel Murphy

VOTE: The motion carried.

Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Chairman Jeff Loris	AYE
Commissioner Lance Anderson	ABSENT
Commissioner Mike Scott	ABSENT

6) REPORTS-None

A. Planning Commission

B. Chairman

C. Building & Zoning Administrator, Kevin Rudd

D. City Attorney, Dale Coulam

E. Items to be placed on future agendas

7) ADJOURNMENT

MOTION: Commissioner Bryan Pack moved to approve ADJOURNMENT

SECOND: Commissioner Adel Murphy

VOTE: The motion carried.

Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Chairman Jeff Loris	AYE
Commissioner Lance Anderson	ABSENT
Commissioner Mike Scott	ABSENT